

PLANNING COMMISSION MINUTES

The City of Raleigh Planning Commission met on April 11, 2017 at 9:00 A.M., in Room 201 of the Municipal Building.

Planning Commission Members Present: Ms. Alcine, Chair Braun, Ms. Hicks, Ms. Jeffreys, Mr. Swink and Mr. Tomasulo

Excused: Mr. Fluhrer, Mr. Lyle, Ms. Queen and Mr. Terando

Staff Members Present: Planning Director Bowers, Assistant Planning Director Crane, Planner Hardin, Planner Hill and Administrative Support Staff Eason.

AGENDA ITEM #1: INVOCATION

AGENDA ITEM # 2: PUBLIC COMMENT

None.

AGENDA ITEM # 3: OLD BUSINESS

AGENDA ITEM # 3(A): REZONING CASES

AGENDA ITEM # 3 (A)1: Z-13-16 – Quail Hollow and St. Albans Drive. (East CAC)

The site is located on Southwest quadrant of the intersection of Benson Drive and St. Albans Drive.

The request is to rezone property from Commercial Mixed Use-7 Stories-Parking Limited Frontage with Conditions, Conservation Management with Conditions, and Office Mixed Use-3 Stories-Green Frontage with Conditions (CX-7-PL-CU, CM-CU and OX-3-GR) to Commercial Mixed Use-20 Stories-with Conditions, Commercial Mixed Use-7 Stories-Parking Limited with Conditions, and Conservation Management with Conditions (CX-20-CU and CX-7-CU, and CM-CU).

Planner Hardin gave a brief overview of the case regarding changes in the conditions.

Mack Paul representing the applicant gave a brief overview of the case.

There was some discussion regarding the additional changes to conditions regarding transition of height; the impact of frontages and the creation of an outdoor amenity area.

Mr. Paul responded regarding the intent of the request is to create and opportunity for green space.

Ann Shearon spoke regarding thanking the commission and the applicant for allowing the neighborhood the time for additional input.

Ms. Alcine made a motion to approve, stating that this request provides a public benefit, that it would permit an intense mix of uses consistent with the Comprehensive Plan, and that the applicant has had a good dialogue with the neighbors. Mr. Tomasulo seconded the motion. The vote was unanimous 6-0.

AGENDA ITEM # 3 (A)2: Z-40-16 – Oak Forest Road. (Northwest CAC)

The site is located on Oak Forest Road, north side, west of Capital Boulevard.

The request is to rezone property from Industrial Mixed Use-4 stories-Parking Limited-Conditional Use (IX-4-PL-CU) to Commercial Mixed Use-4 stories-Parking Limited (CX-4-PL).

Planner Hill gave a brief overview of the case regarding there still being no CAC vote and requesting a 60-Day Time Extension.

Mr. Swink made a motion to Request a 60-Day Time Extension. Ms. Jeffreys seconded the motion. The vote was unanimous 6-0.

AGENDA ITEM # 4: NEW BUSINESS

AGENDA ITEM # 4 (A): REZONING CASE

AGENDA ITEM # 4 (A)1: Z-4-17 – M.E. Valentine Drive. (Wade CAC)

The site is located on M.E. Valentine Drive and Concord Street, southeast corner.

The request is to rezone property from PD w/SRPOD to RX-12-CU w/SRPOD.

Planner Hardin presented the case.

Mack Paul representing the applicant gave a brief overview of the case.

Ted Van Dyk also representing the applicant gave a brief overview regarding proposed improvements to sites; new amenity area including lounge, 1500 ft space for leasing office, stairway, rooftop amenity as well and the CAC vote was unanimous in favor of the request.

Peggy Seymour of 3125 Stanhope spoke in favor and working with the applicant regarding screening in a dumpster area.

There was discussion regarding the difficulty of voting on cases when CAC members imposing their own conditions that were not included in the zoning conditions.

Ms. Alcine made a motion to Defer the request for two weeks to allow the applicant to modify the condition related to building height. Ms. Hicks seconded the motion. The vote was unanimous 6-0.

AGENDA ITEM # 4 (B): REQUEST FOR WAIVER OF 24-MONTH WAITING PERIOD

AGENDA ITEM # 4 (B)1: Z-41-15 – Hillsborough Street. (Wade CAC)

The site is located on Hillsborough Street, south side, extending south between Rosemary and Concord streets to Stanhope Avenue.

The request is for Waiver of the 24-month waiting period for reapplying for rezoning (subsequent to the denial of rezoning case Z-41-15 by City Council on April 19, 2016). Granting this request will allow submittal of a new rezoning request for any combination of the subject properties before April 19, 2018.

Planner Hill presented the case.

Ms. Jeffreys spoke regarding what the difference in the height is.

Mr. Hill responded that the maximum height was 62 ft and 4 to 5 stories.

Amanda Mann, representing the applicant gave a brief overview of the case regarding resubmission of the request; working closely with the neighborhood and community; decreasing impact of height not to exceed 60 ft; making material changes to the existing sign on the building.

Peggy Seymour of 3125 Stanhope spoke regarding having a problem with applicant resubmitting the plan for this area.

Ms. Jeffreys spoke regarding being concerned with waiving the waiting period when conditions are not in place but will support.

Mr. Swink made a motion to approve. Ms. Alcine seconded the motion. The vote was unanimous 6-0.

AGENDA ITEM # 5: APPROVAL OF MINUTES - Approval of March 28, 2017, Planning Commission Meeting Minutes and March 23, 2017 C.O.W. Meeting Minutes.

Ms. Alcine made a motion to approve the March 28, 2017 Planning Commission Minutes. Mr. Tomasulo seconded the motion. The vote was unanimous 6-0.

Mr. Swink made a motion to approve the March 23, 2017 Committee Of The Whole Meeting Minutes. Ms. Hicks seconded the motion. The vote was unanimous 6-0.

AGENDA ITEM # 6(A): REPORT FROM THE CHAIR

Chair Braun will be out of the country from April 16-29, 2017. Co- Chair Swink take over while he's out.

AGENDA ITEM # 6(D): REPORT FROM THE PLANNING DIRECTOR

Mr. Bowers gave brief update of recent City Council actions.

- Z-33-16 The Lakes - P.H. 5/2
- Z-41-16 Everspring Lane – P.H. 5/2
- Z-48-16 Baileywick Road– P.H. 5/2
- Z-46-16 Harden Road – P.H. 6/6
- Z-2-17 Poole Road - Held 2 weeks
- Z-43-16 Darton Way – Held 2 weeks
- TC-1-17 Raleigh Historic District Development Guidelines - Held 2 weeks
- Z-28-16 North Hills PD – Held 2 weeks
- Public Hearing for Z-47-16 Randolph Drive – Held 2 weeks
- Z-42-16 Pearl Roads – Approved
- Z-45-16 Triangle Town Blvd.
- TC-22-16 Driveways and Parking Setbacks – 90-Day Time Extension
- TC-2-17 Transit Amenities – 90-Day Time Extension
- TC-3-17 Accessory Dwelling Unit Overlay District – 90-Day Time Extension
- Z-3-17 Glenwood Avenue - Withdrawn
- **AGENDA ITEM # 7: ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 10:23 a.m.

Respectfully,

Ken Bowers

Planning Director

Transcribed by: Chenetha Eason

